



# Western Sector

## ACTORS:

1. Consider the consolidation of the present zoning patterns on Route 40, west of the Beltway. If redevelopment opportunities arise, the possibility of an auto park plaza could be an appropriate use in this area. No additional commercial zoning should be granted during the 1992 zoning process.
2. Redesign the Beltway interchange at Route 40 to provide better access to Westview Mall, thereby encouraging redevelopment of the mall.
3. The fledgling Gateway West community association should be given County support and encouragement as they proceed with their Route 40 streetscape enhancement efforts.
4. A corridor plan should be prepared with active participation of local businesses to identify methods of improving site and building quality, signage, landscaping and accessibility. All redeveloped commercial centers should be designed with service roads that connect to adjacent commercial uses to reduce the number of entries into Route 40.

## TRANSPORTATION

Transportation improvements directly related to Owings Mills are identified in the section on the Owings Mills Growth Area and the major transportation access studies related to the Western Sector are described in the section on County-wide transportation. The other strategic transportation elements in the Sector are summarized below. None are expected to proceed beyond the study stage in the early 1990s. All of the studies are or will be done in cooperation with local community and development interests and, for most of the projects, with State, Regional and Federal interests. The evaluations will include analysis of the "no action" option. These studies include:

1. Establishing commuter rail service from Hillford Hill to Westminister.
2. The construction of an interchange on I-70 at Patapsco.
3. Reconsideration of an earlier Master Plan proposal to construct the new Windsor Boulevard from Rolling Road to Marlowville, in light of the final Council decision on development in Patapsco and the cost implications of environment concerns expressed by the Department of Environmental Protection and

PROJECT	PROJECT AREA	TYPE OF IMPROVEMENT
1. Alabama Ave	MD44 (Frederick Rd) to Hillford Hill	W
2. Michigan Ave	MD44 (Frederick Rd) to Hillford Hill	W
3. Vermont Ave	MD44 (Frederick Rd) to Hillford Hill	W
4. MD44 (Frederick Rd) Bridge	MD44 (Frederick Rd) to Hillford Hill	W
5. MD44 (Frederick Rd) Bridge	MD44 (Frederick Rd) to Hillford Hill	W
6. MD44 (Frederick Rd) Bridge	MD44 (Frederick Rd) to Hillford Hill	W
7. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
8. MD44 (Frederick Rd) Bridge	MD44 (Frederick Rd) to Hillford Hill	W
9. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
10. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
11. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
12. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
13. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
14. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
15. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
16. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
17. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
18. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
19. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
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36. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
37. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
38. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
39. New Rd	MD44 (Frederick Rd) to Hillford Hill	W
40. New Rd	MD44 (Frederick Rd) to Hillford Hill	W

most activity in terms of commercial and industrial development, it projects an image that needs to be corrected. Baltimore County has maintained a commitment to the merchants along Beltspring Road and Liberty Road that it will not place or encourage new competing shopping centers throughout the Owings Mills development area. While some minor neighborhood commercial services may be required, it was the object of the plan to encourage the new residents of Owings Mills to patronize the established businesses along the two corridors. Baltimore County has essentially kept its promise not to expand business zoning outside the commercial core of the Owings Mills Growth Area. Despite the tremendous business possibilities this has opened for owners of properties along Beltspring Road, little has been done to date to improve the quality of existing premises. This stretch of the corridor has not put itself in a position to take full advantage of the Growth Area's proximity.

- ACTIONS:**
1. A corridor plan should be prepared with the active participation of local businesses to identify methods of improving site and building quality, signage, landscaping and accessibility. Subject to staffing limitations, Baltimore County will assist in plan implementation by means of technical/design assistance and, where feasible, in funding certain aspects of approved physical improvements.
  2. Deal with similar problems and goals should be concentrated to provide identity and character. Coordinated efforts of promotion and marketing would facilitate revitalization. A combination of these and other similar actions may be required to improve the profitability of corridor businesses, and enable property owners to provide the quality of commercial services necessary to support expected growth in Owings Mills. The alternative may be a decision to provide the necessary services at key locations inside the growth area itself.

**ISSUE: Western Beltspring Road**  
The northern end of the Beltspring Road corridor comprises the segment within the Village of Beltspring. This area has its own charm and ambience. It is an area which will be the subject of strong development proposals over the coming decade,

as the neighboring Owings Mills Growth Area is built. The preparation of a village plan is required to ensure change is managed in a sensitive manner and the unique qualities of the village are retained.  
An excellent plan was prepared for Beltspring by consultants in association with the County and local citizens. Unfortunately this award winning plan was never formally adopted due to dissension within the community.

**ACTIONS:**  
The plan for Beltspring should be updated in light of possible development impacts generated from Owings Mills. However, there needs to be significant support from all sections of the community prior to any expenditure of County funds and staff time.

**ISSUE: Baltimore National Pike**  
The historic Baltimore National Pike, now widened into the four-lane U.S. 40 is a commercial corridor that stretches approximately four miles from the Baltimore City line to the Howard County line. Although it is bisected by the Baltimore Beltway, both segments contain similar types of commercial uses, with automobile-related uses predominating.  
As regional malls such as Security Square, Columbia and Marley's Station gain in popularity, the retail stature of West 40 declines. The consequences of competing commercial uses, which contribute to visual clutter, a multitude of curb cuts and turning movements, minimal landscaping and high tenant turnover, was cited as the prime reason for converting essentially the entire Route 40 segment between the city and the Beltway to a single block of major business commercial center zoning during the 1988 Comprehensive Zoning Process. The intent was to consolidate the zoning to stimulate and facilitate redevelopment. In addition, this zoning classification offers incentives for mixed-use development.  
The comprehensive rezoning of the eastern segment of Route 40 West was a significant step towards controlling the evolution of the corridor. Baltimore County should reinforce this progress.

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

JUNE 19, 1992

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FOX CHEVROLET, INC.  
Location: #6621 BALTIMORE NATIONAL PIKE  
Item No.: +513 (JJS) Zoning Agenda: JUNE 22, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: C. J. P. [Signature]  
Planning Group  
Special Inspection Division

JP/KEK

RECEIVED  
JUN 22 1992  
ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response

Authorized signature: [Signature] Date: 7/1/92

Project Name: Joan R. McMahon Waiver Number: FRS-1 Meeting Date: 6-22-92

File Number: 511

DED DEPRM RP STP TE No Comment

BBC Associates

DED DEPRM RP STP TE No Comment

Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman

DED DEPRM RP STP TE No Comment

Fox Chevrolet, Inc.

DED DEPRM RP STP TE No Comment

Covenant of Grace Presbyterian Church

DED DEPRM RP STP TE No Comment

Frederick J. And Michelle Y. Burgesen

DED DEPRM RP STP TE No Comment

David Marc And Paul C.S. Rosen

DED DEPRM RP STP TE No Comment

David W. And Debra L. Gordon

DED DEPRM RP STP TE No Comment

Raymond F. And Nancy A. Plum

DED DEPRM RP STP TE No Comment

Sebastian T. Rosselli

DED DEPRM RP STP TE No Comment

Michael And Virginia Myers

DED DEPRM RP STP TE No Comment

COUNT 11

KCW CONSULTANTS, INC.  
Civil Engineers & Land Surveyors  
3104 Timanus Lane, Suite 101  
Woodtown, Maryland 21207  
281-0030 281-0033

LETTER OF TRANSMITTAL  
92-509-A 513

DATE: 6/11/92 JOB: 9233

ATTENTION: JOHN SULLIVAN

TO: BALTIMORE COUNTY ZONING DEPT.

FROM: FOX CHEVROLET, INC.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
12			PLAN FOR SIGN VARIANCE

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval

☐ For year use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment ☐

☐ FOR BIDS DUE \_\_\_\_\_ 10 \_\_\_\_\_ PRINTS RETURNED AFTER LOAN TO US

REMARKS: PER OUR TELEPHONE CONVERSATION YESTERDAY WITH MR. CHARLES HEYMAN, ENCLOSED ARE THE CORRECTED PLANS TO BE SUBMITTED INTO PETITION FILED 6/17/92 WITH YOUR OFFICE. PLEASE DISCARD PREVIOUS PLANS SUBMITTED.

THANKS,

COPY TO: CHARLES HEYMAN 1/3 PRINTS

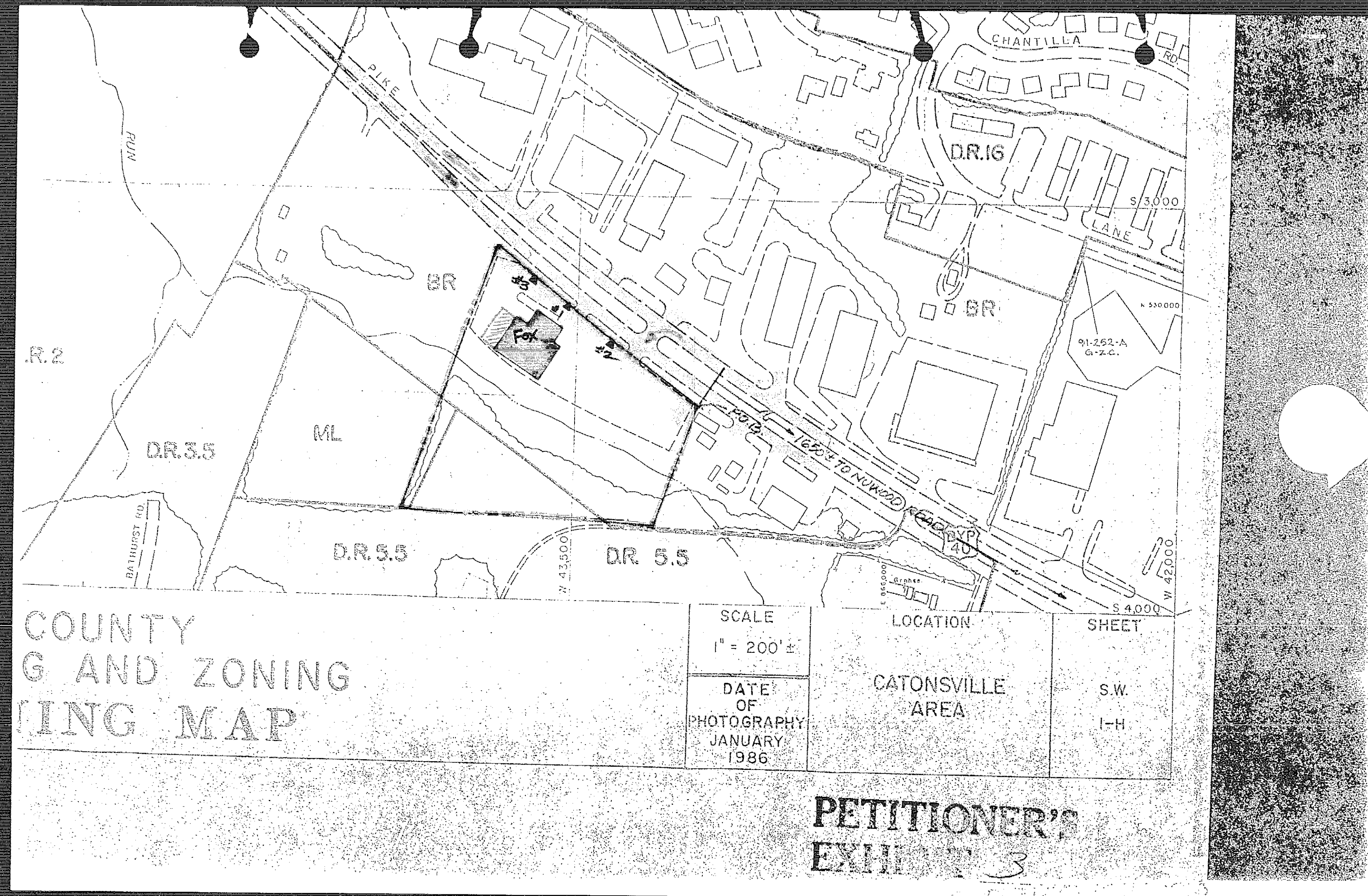
SIGNED: [Signature]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>CHARLES A. Heyman</u>	<u>20 S. CHARLES ST, BALD 21208</u>
<u>DOUGLAS L. KENNEDY, JR.</u>	<u>3104 TIMANUS LANE SUITE 101 BALTIMORE, MD. 21244</u>
<u>CHARLES S. GOLDBERG</u>	<u>6665 SECURITY BLVD BALD 21207</u>
<u>MICKY CORNELIUS</u>	<u>40 W. CHESAPEAKE AVE SUITE 600 TOWSON</u>





HYUNDAI

Hyundai Motor America

August 5, 1992

Mr. Charles Goldberg  
Fox Hyundai  
6651 Baltimore National Pike  
Baltimore, MD 21228

RE: Fox Hyundai Primary Sign

Dear Charles,

It has come to my attention that you are considering altering your Hyundai primary sign by adding or splitting the sign with Lincoln Mercury and/or used cars. Please be advised that any alteration of your primary sign is a violation of Paragraph 168(2)(c) of your Dealer Sales and Service Agreement and could result in the termination of the Hyundai franchise.

If you have any questions, please do not hesitate to call.

Very truly yours,

*Mike Perkins*  
Mike Perkins  
Market Representation Manager

MP:wr

cc: B. Harkins

PETITIONER'S  
EXHIBIT 4



Northeast Region  
Sales & Marketing Office  
Lincoln-Mercury Division

Ford Motor Company  
P.O. Box 1992  
MP License: 1-2 9895A

August 7, 1992

Mr. Charles Goldberg  
Fox Lincoln Mercury  
6633 Security Blvd.  
Baltimore, MD 21207

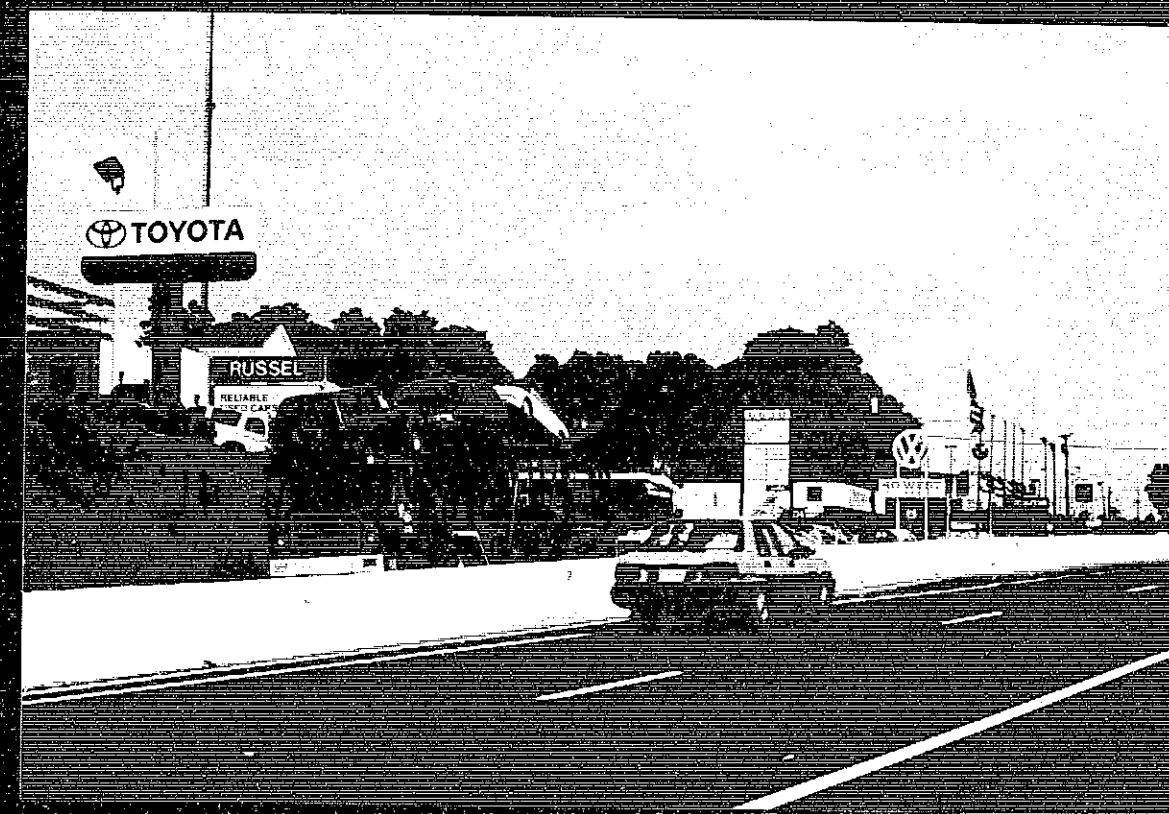
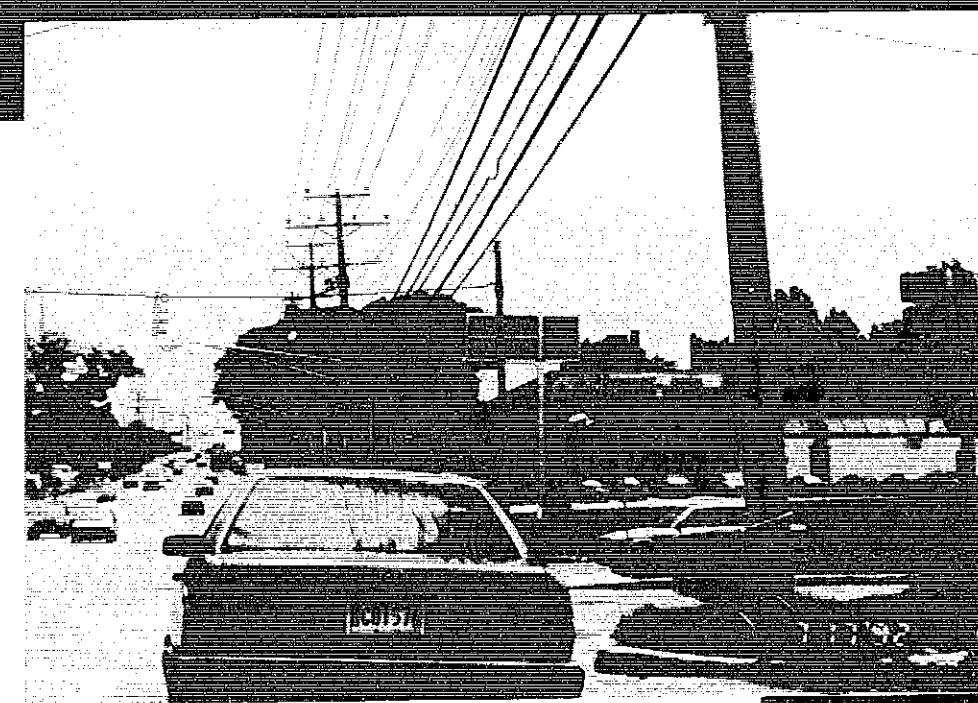
Dear Mr. Goldberg,

As a condition of the Lincoln and Mercury Sales and Service Agreements which you signed May 1, 1992, you must provide appropriate company signage. Under the terms of the Lincoln Mercury Sign Contract you are not permitted to attach any item including other forms of dealership identification to the brand sign. If you do not provide company signage or if any miscellaneous items are attached to the Lincoln Mercury brand sign, you will be in violation of the Sales and Service Agreements and will be subject to termination of your franchise.

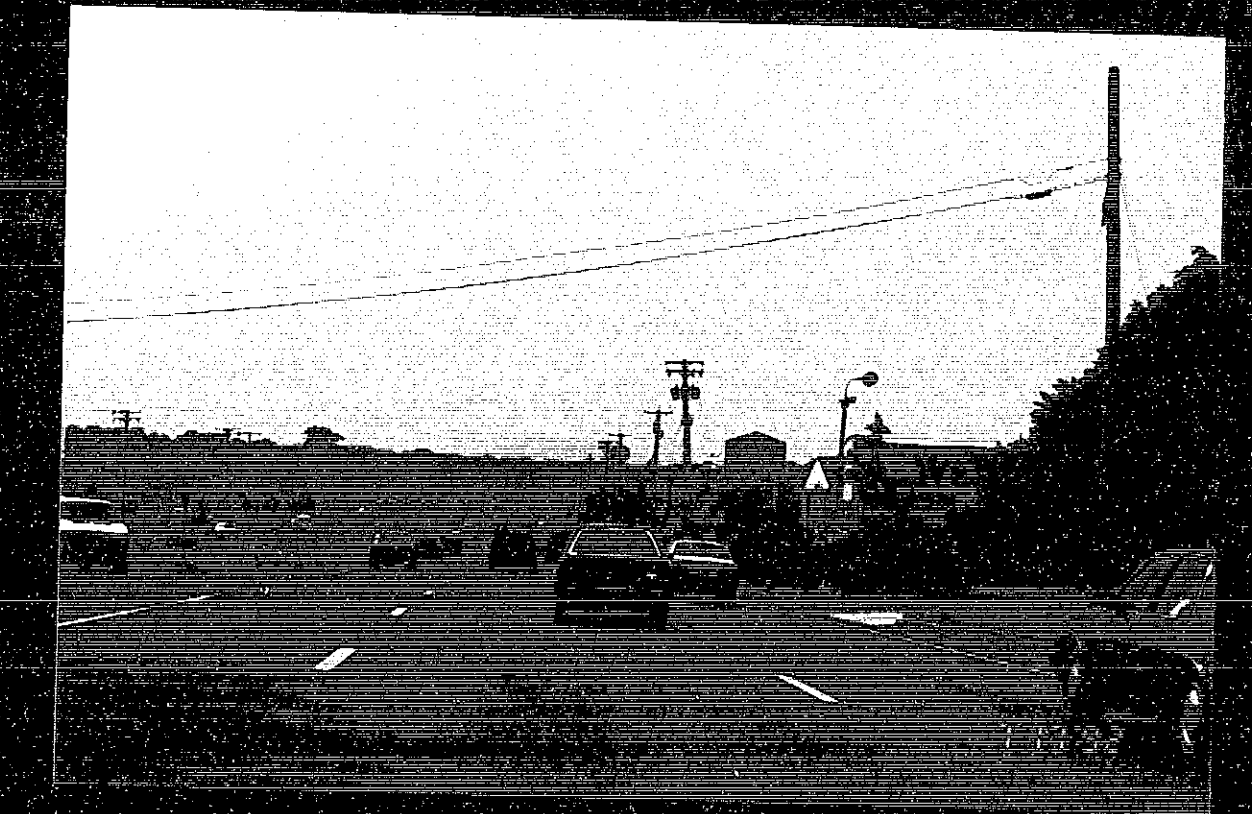
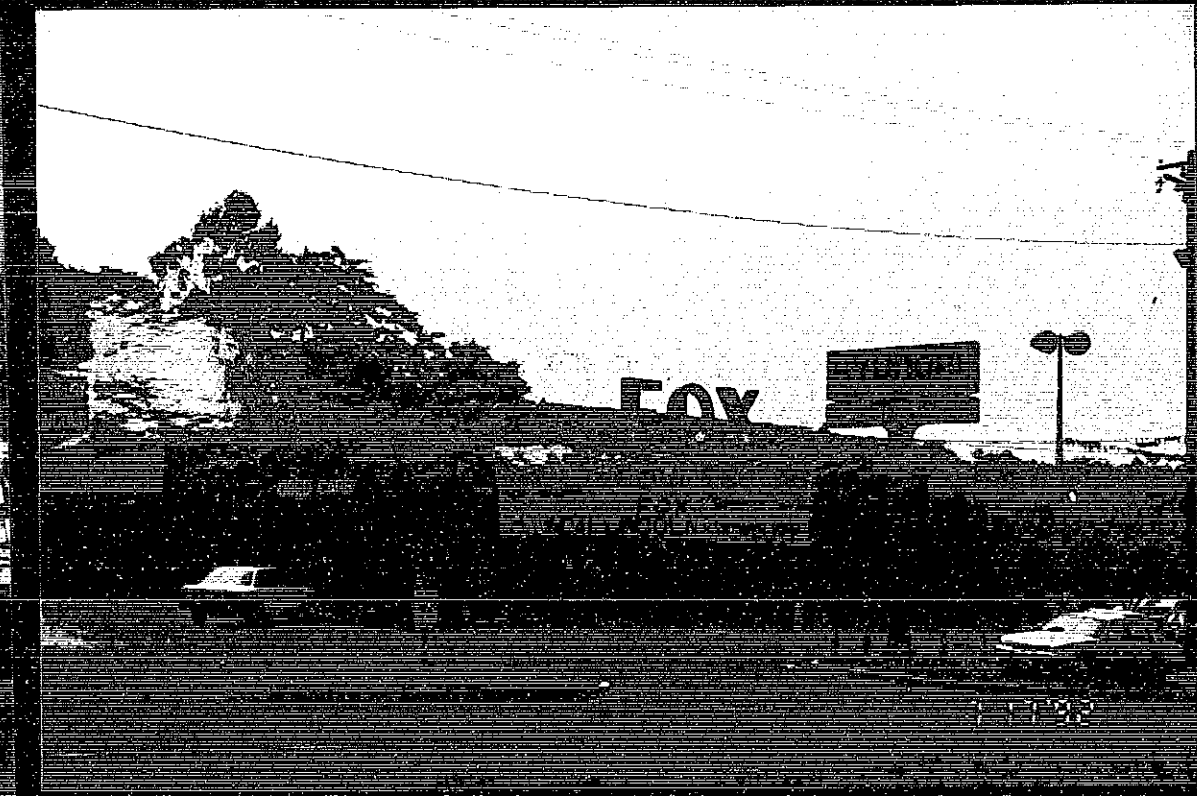
*C. J. O'Donnell*  
C. J. O'Donnell  
Market Rep. Coordinator

CJ/3

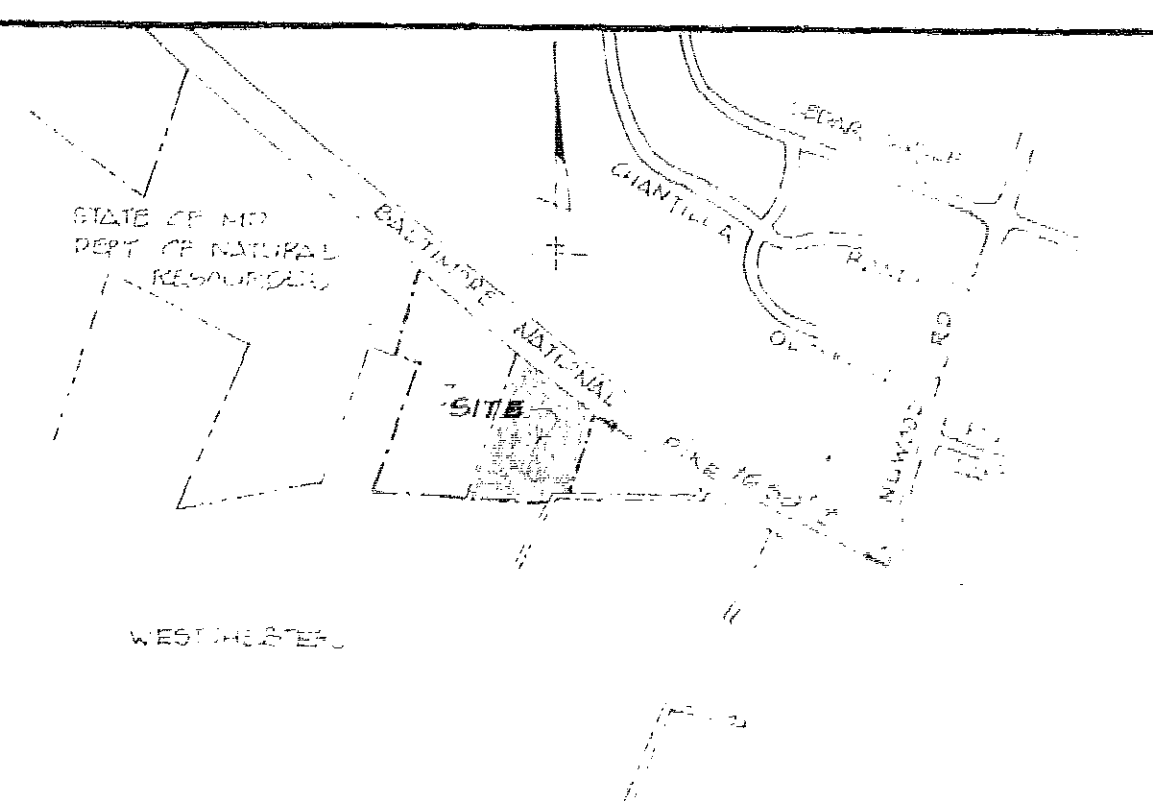
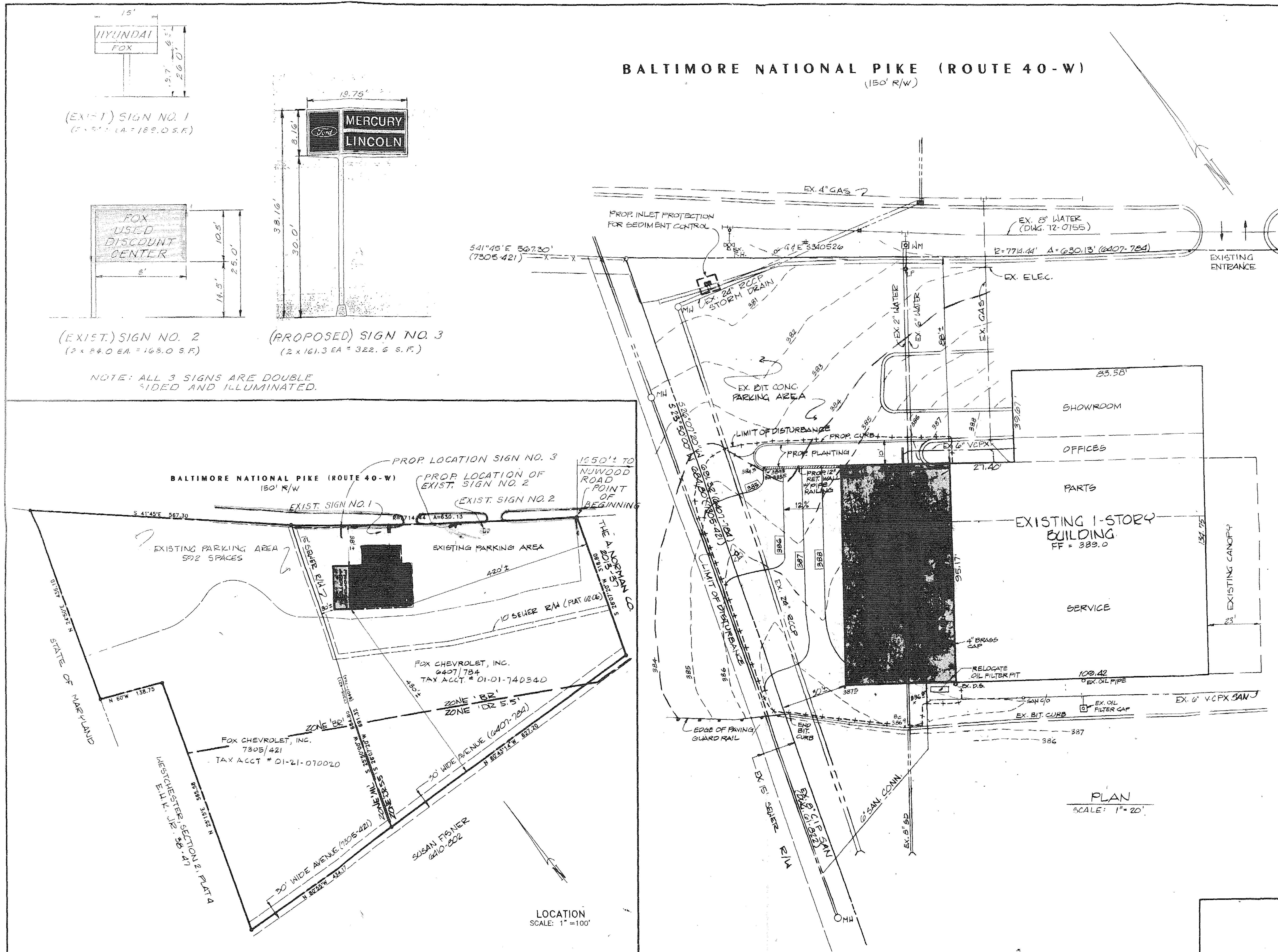
PETITIONER'S  
EXHIBIT 5



Petitioner's  
Exhibits 6-91  
92-509-A







- GENERAL NOTES**
- PROPERTY INFORMATION:**  
Owner: Fox Chevrolet, Inc.  
Street Address: 6621 Baltimore National Pike  
Baltimore, Maryland 21228  
Deed References: 6407-784 Area: 6.9 AC.
  - ZONING:** BR and DR 5.5
  - LAND USE:**  
Existing: Existing 1 and 2-story building for "Fox Automotive" new and used car showroom, parts, service, offices and associated parking.  
Proposed: 4473 s.f. addition to existing building for automotive service bays and part storage.
  - FLOOR AREA RATIO:**  
Net Acreage: 6.9 ac+/-  
1/2 Existing Road: 1.1 ac+/-  
Gross Acreage: 8.0 ac+/-  
Existing Building Area: 13,730 s.f.+/-  
Proposed Addition: 4,473 s.f.+/-  
Total Building Area: 18,203 s.f.+/-  
Floor Area Ratio: 18,203 / (6.9 x 43560) = 0.05
  - SIGNS:**  
All signs will comply with BCZR Section 413.1.B and 424.6.A.2 and all zoning sign policies.
  - STORMWATER MANAGEMENT:**  
There is no increase in runoff since existing and proposed land use are impervious. A stormwater management waiver has been applied for.
  - PARKING REQUIREMENTS:**  
SHOWROOM: 2424 SF x 5/1000 = 12 P.S.  
OFFICES: 892 SF x 5/1000 = 5  
PARTS: 3911 SF x 3.3/1000 = 13  
SERVICE: 10976 SF x 3.3/1000 = 36  
PARKING REQUIRED: 66 P.S.  
PARKING PROVIDED: 592 P.S.  
The existing bituminous concrete parking lot currently provides more than 500 parking spaces. Therefore, this site far exceeds the minimum parking requirements. No additional parking required for proposed addition.
  - LIGHTING:**  
Additional proposed lighting shall be building mounted.
  - PREVIOUS COMMERCIAL PERMITS:** None.
  - UTILITIES:** Public water and public sanitary presently serve this facility. No new utility services are proposed.

- ZONING VARIANCES REQUESTED:**
- B.C.Z.R. SEC. 413.2.F. A VARIANCE TO PERMIT A TOTAL OF 679.6 S.F. ON THREE SIGNS IN LIEU OF 100 S.F. TOTAL ON THREE SIGNS.
  - B.C.Z.R. SEC. 413.5.D. A VARIANCE TO PERMIT A TOTAL SIGN HEIGHT IN EXCESS OF 25 FEET FOR EXIST. SIGN NO. 1 AND PROPOSED SIGN NO. 3.

**PETITIONER'S EXHIBIT 1**

**KCW Consultants, Inc.**  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commerce Centre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963

**Professional Engineer**  
No. 10198  
REGISTERED  
Professional Engineer  
Douglas A. Kennedy  
4-24-92

**OWNER:**  
FOX CHEVROLET, INC.  
6621 BALTIMORE NATIONAL PIKE  
BALTIMORE, MD 21228  
ATTN: GARY S. SIMPSON  
PHONE: 410-747-3333  
DEED REFERENCE: 6407-784  
TAX ACCT. NO. 01-01-740340

REVISIONS	
DATE	DESCRIPTION
7/8/92	REVISED GENERAL NOTES AREAS
8/3/92	SUBMITTED TO BALTIMORE COUNTY

KCW J.O. 9233  
SCALE: AS SHOWN  
DATE: 6/8/92  
DESIGNED: LVB/M.S.D.  
DRAWN: LVB/M.S.D.  
CHECKED: DLK  
DRAWING NO.: 1

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE**

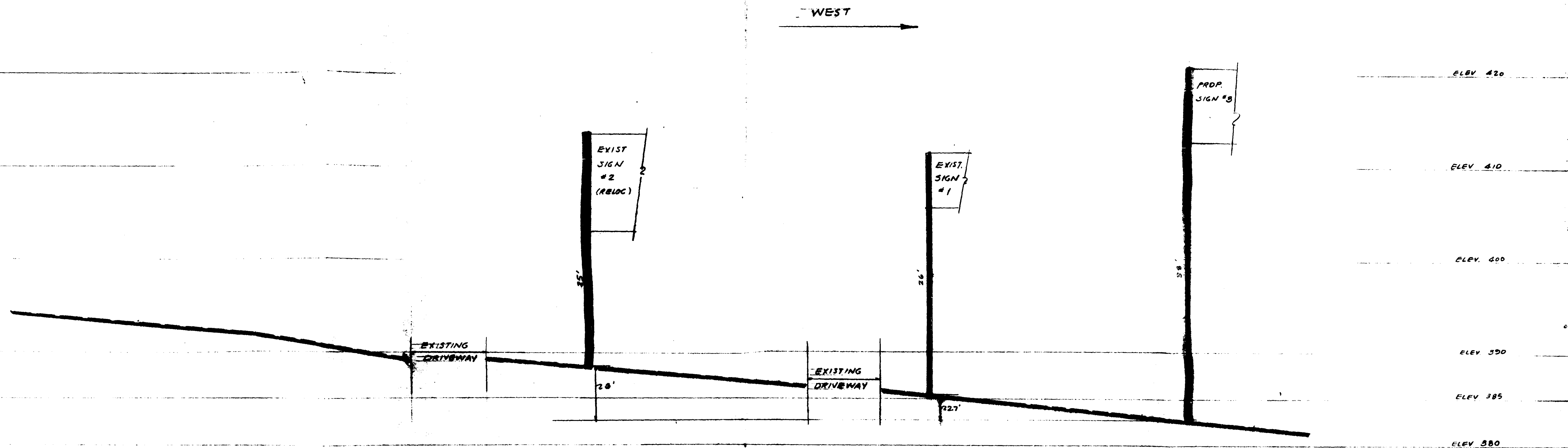
**PROPOSED BUILDING ADDITION**  
**FOX LINCOLN MERCURY**  
6621 BALTIMORE NATIONAL PIKE (ROUTE 40-W)

FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND









FOX LINCOLN-MERCURY

ELEVATION PLAN

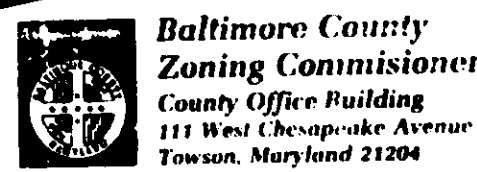
PRINT DATE

AUG 11

K C W CONSULTANTS, INC

PETITIONER'S  
EXHIBIT 2





Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

92-509-A

receipt

Date

Account: R-001-6150  
Number

PUBLISH HEARING FEES

PRINT

POST HEARING WORKSHEET

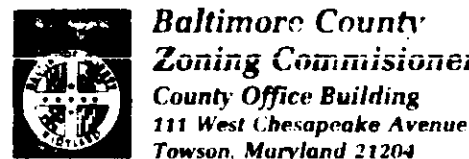
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POST HEARING WORKSHEET

PRINT

Please Make Checks Payable To  
BA 001133AM06-09-92

Cashier Validation



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

Account: R-001-6150  
Number

92-509

PUBLISH HEARING FEES

PRINT

POST HEARING WORKSHEET

PRINT

POST HEARING WORKSHEET

PRINT

Please Make Checks Payable To  
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Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 7/21/92

Fox Chevrolet, Inc.  
6633 Security Blvd.  
Baltimore, Maryland 21207

RE:  
92-509-A (Item 513)  
S/S Baltimore National Pike, 1650' W of c/I Wood Drive  
6621 Baltimore National Pike  
1st Election District - 1st Councilmember  
Petitioner(s): Fox Chevrolet, Inc.  
HEARING: TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl J. Jablon

ARNOLD JABLON  
DIRECTOR

cc: Charles B. Heyman, Esq.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-509-A (Item 513)  
S/S Baltimore National Pike, 1650' W of c/I Wood Drive  
6621 Baltimore National Pike  
1st Election District - 1st Councilmember  
Petitioner(s): Fox Chevrolet, Inc.  
HEARING: TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Variance to allow 3 signs (sign #1 existing, sign #2 existing and to be relocated and sign #3 to be erected) having a total sign area of 679.6 sq. ft. in lieu of a total area of 100 sq. ft.; and to allow a total height for sign #1 of 26 feet, in lieu of 25 ft., and a total sign height for sign #3 of 38.16 ft., in lieu of 25 ft.

Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Fox Chevrolet, Inc.  
Charles B. Heyman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

July 20, 1992

(410) 887-3353

Charles B. Heyman, Esquire  
20 S. Charles Street, 10th Floor  
Baltimore, MD 21201

RE: Item No. 513, Case No. 92-509-A  
Petitioner: Fox Chevrolet, et al  
Petition for Variance

Dear Mr. Heyman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
9th day of June, 1992

Arnold Jablon

Received By:

W. Carl Reberich Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Fox Chevrolet, et al

Petitioner's Attorney: Charles B. Heyman

#### BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 26, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 29, 1992  
Item 513

The Developers Engineering Division has reviewed the subject zoning item. The proposed addition is subject to compliance with the Baltimore County Landscape Manual.

Robert W. Bowling, P.E.  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAX:s

RECEIVED  
JUN 30 1992

ZONING OFFICE

#### BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

#### MEMORANDUM

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: July 1, 1992

SUBJECT: Fox Chevrolet

INFORMATION:  
Item Number: 513

Petitioner: Benno Hurvit  
Fox Chevrolet

Property Size:

Zoning: RR, DR 5.5

Requested Action: Variance

Hearing Date:

#### SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a variance to allow 3 signs having a total area of 679.6 square feet in lieu of a total area of 100 square feet and to allow a height for sign #1 of 26 feet in lieu of 25 feet and a height of 38.16 feet in lieu of 25 feet for sign #3.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request subject to the following recommendations.

The Baltimore County Master Plan 1989-2000 refers to the abundance of visual clutter along Route 40 West where this site is located. The petitioner's request will worsen the existing problems along this corridor. The office's area planner visited the site and found the sight lines, approaching from both directions, to be adequate. The height variance request, therefore is not necessary for sign identification purposes. The Office of Planning and Zoning has no objection to a sign identifying a new type of automobile, however, we do have reservations regarding the size and height of the proposed sign. Currently, there are two other signs on this property and each one exceeds the 100 square foot maximum allowed. One sign exceeds the maximum by 89 square feet, the other by 68 square feet and they both were the subject of a sign variance. The new sign will exceed the

#### ZAC COMMENTS

maximum amount allowed by 222 square feet. As stated previously, there is not a need for a sign of this dimension and height. A possible solution to eliminating the oversized signs cluttering this particular site is to combine one or both of the existing signs onto the proposed new sign with some reduction in the overall signage being achieved.

In addition, the County through the development process has upgraded several projects along Route 40 between the beltway and the Patapsco River. Landscaping and street trees should be provided along the Route 40 street frontage.

The staff would be willing to work with the petitioner prior to the Zoning Commissioner issuance of Findings of Fact in order to reach a suitable compromise.

Prepared by: Frances Morley

Division Chief: Mr. A. J. Connel

FM:rdn



**ACTIONS:**

- TRANSPORTATION

1. Establishing commuter rail service from Milford Hill to Westminster.
2. The construction of an interchange on I-70 at Pataspoco.
3. Reconsideration of an earlier Master Plan proposal to construct the new Windsor Boulevard from Rolling Road to Mariottsville, in light of the final Council decision on development in Pataspoco and the cost implications of environment concerns expressed by the Department of Environmental Protection and

PROPERTY ADDRESS		PROPERTY ADDRESS		PROPERTY ADDRESS	
LINE	ADDRESS	ADDRESS	ADDRESS	ADDRESS	ADDRESS
1	Albion Ave	M024 (Albionville Rd)			
2	Albion Ave	to Holliston Rd			
3	Nichols Ave	M024 (Albionville Rd)			
4	Yonkers Ave	to Holliston Rd			
5	M024 (Albionville Rd)	City Line to Florida Ave			
6	to Holliston Rd	to Holliston Rd			
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1. A corridor plan should be prepared with the active participation of local businesses to identify methods of improving the corridor's appearance, cleaning, landscaping and accessibility. Subject to staffing limitations, Baltimore County will assist in plan implementation by means of technical/design assistance and, where feasible, in funding certain aspects of approved physical improvements.
2. With existing problems and goals should be constructed to provide identity and character. Coordinated efforts of promotion and marketing would facilitate revitalization. A combination of these and other similar actions may be required to improve the profitability of corridor businesses, and enable property owners to provide the quality of commercial services necessary to attract and support the retail and service alternative may be a decision to provide the necessary services at key locations inside the growth area itself.

**NORTH: Northern Reisterstown Road**

The northern end of the Reisterstown Road corridor comprises the segment within the Village of Reisterstown. This area has its own charm and ambience. It is an area which will be the subject of strong development prospects over the coming decade,

**ACTION:**

The plan for Reisterstown should be updated in light of possible development impacts generated from Owings Mills. However, there needs to be significant support from all sections of the community prior to any expenditure of County funds and staff time.

**192000 Baltimore National Pike**

The historic Baltimore National Pike, now widened into the four-lane U.S. 40 is a commercial corridor that stretches approximately 10 miles from the Baltimore City limits to Howard County line. Although it is historic, the Baltimore Beltway, both segments contain similar types of commercial uses, with automobile-related uses predominating.

As regional malls such as Security Square, Columbia and the Mall have lost in popularity, the retail structure of Route 40 declines. The highway is a major corridor for commercial uses which contribute to visual clutter, a multitude of curb cuts and turning movements, minimal landscaping and high traffic turnover, was cited as the prime reason for converting essentially the entire segment of Route 40 between the City and the Beltway to a single lane highway. The highway is now being added to the 1986 Comprehensive Zoning Process. The intent was to consolidate the zoning to stimulate and facilitate redevelopment. In addition, this zoning classification offers incentives for mixed-use development.

The segment of the eastern segment of Route 40 West was a significant step towards controlling the evolution of the corridor. Baltimore County should reinforce this program.

San Francisco Engineering  
Development Review Committee Response Form

Authorized signature Raker & Family Date 6/29/92

Project Name \_\_\_\_\_  
File Number \_\_\_\_\_ Waiver Number \_\_\_\_\_ Zoning Issue \_\_\_\_\_ Mention Date \_\_\_\_\_

Stonewate at Patapasco (Acreal Property)

90476

304 DED TE (Waiting for developer to submit plans first)

=====

COUNT 1

Joan R. McMahon

DEP DEPRM RP STF TE FFS-1 N/C 500-92

✓ BEC Associates

DEP DEPRM RP STF TE 511 N/C

✓ Charles W. And Helen F. Mauverhan/Ronald W. And Diane M. Charman

DEP DEPRM RP STF TE 512 N/C

✓ Fox Chevrolet, Inc.

DEP DEPRM RP STF TE 513 N/C

✓ Covenant of Grace Presbyterian Church

DEP DEPRM RP STF TE 515 N/C

✓ Frederick J. And Michelle F. Burgeson

DEP DEPRM RP STF TE 517 N/C

✓ David Marc And Paul C.S. Rosen

DEP DEPRM RP STF TE 518 N/C

✓ David W. And Debra L. Gordon

DEP DEPRM RP STF TE 519 N/C

Raymond F. And Nancy A. Plum

DEP DEPRM RP STF TE 520 N/C

✓ Sebastian T. Rosselli

DEP DEPRM RP STF TE 521 N/C

✓ Michael And Virginia Myers

DEP DEPRM RP STF TE 522 N/C

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FOX CHEVROLET, INC.

Location: #6621 BALTIMORE NATIONAL PIKE

Item No.: +513 (JJS)                      Zoning Agenda: JUNE 22, 1992

**Gentlemen:**

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Cpt J. H. [Signature]  
Planning Group  
Special Inspection Division

JP/KEK

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date 7/1/90

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joan R. McMahon			
DED DEPRM RP STP TE	No Comment	FRS-1	6-22-92
BBC Associates			
DED DEPRM RP STP TE	No Comment		
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman			
DED DEPRM RP STP TE	No Comment		
Fox Chevrolet, Inc.			
DED DEPRM RP STP TE	No Comment		
Covenant of Grace Presbyterian Church			
DED DEPRM RP STP TE	No Comment		
Frederick J. And Michelle V. Burgesen			
DED DEPRM RP STP TE	No Comment		
David Marc And Paul C.S. Rosen			
DED DEPRM RP STP TE	No Comment		
David W. And Debra L. Gordon			
DED DEPRM RP STP TE	No Comment		
Raymond F. And Nancy A. Plum			
DED DEPRM RP STP TE	No Comment		
Sebastian T. Rosselli			
DED DEPRM RP STP TE	No Comment		
Michael And Virginia Myers			
DED DEPR RP STP TE	No Comment		

COUNT 11

**KCW CONSULTANTS, INC.**  
Civil Engineers & Land Surveyors  
3104 Timanus Lane, Suite 101  
Woodlawn, Maryland 21207  
281-0030 281-0033

TO BALTIMORE COUNTY ZONING DEPT  
TOWSON

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

[illegible]

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ copies for approval
<input type="checkbox"/> For year use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit _____ copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return _____ corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> _____	

FOR BIDE DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO U \_\_\_\_\_

REMARKS PER OUR TELEPHONE CONVERSATION YESTERDAY  
WITH MR. CHARLES HEYMAN, ENCLOSED ARE THE  
CORRECTED PLAT TO BE INSERTED INTO PETITION FILE  
6/9/92 WITH YOUR OFFICE. PLEASE DISCARD PREVIOUS  
PLATS SUBMITTED.

COPIES TO: CHARLES HAYMAN w/3 PRINTS TURNING,

SIGNED: [Signature]

JAN 25 1968

PLEASE PRINT CLEARLY

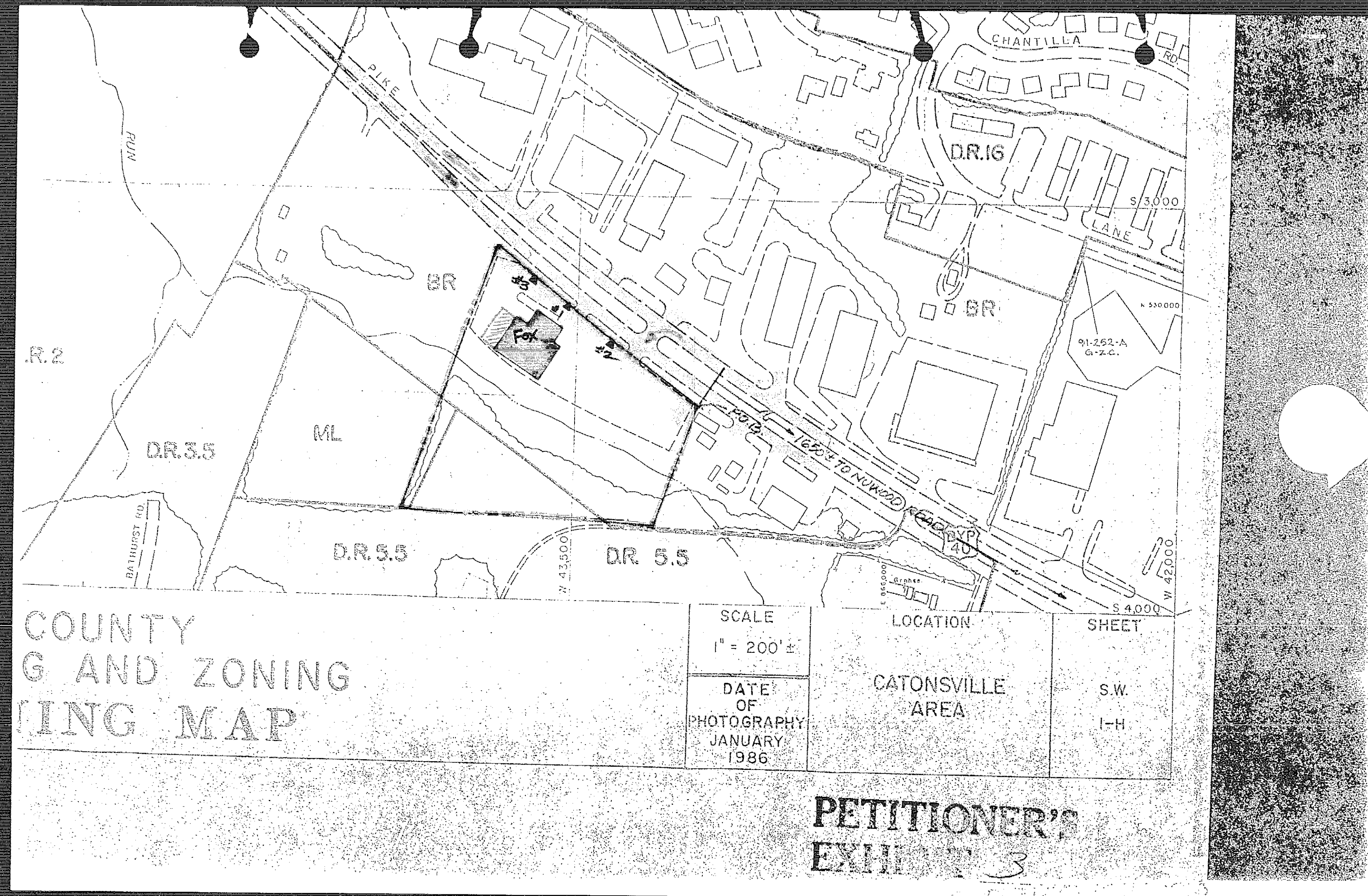
PETITIONER(S) SIGN-IN SHEET

NAME CHARLES B. HEYMAN ADDRESS 205 CHARLES ST, BALD 21208

DOUGLAS L. KENNEDY, JR. B104 TIMANUS LANE, SUITE 101  
CHARLES S. GOLDBERG BALTIMORE, MD. 21244  
MICKY CORNELIUS 4605 SECURITY BLVD. BALD 21207  
400 W. CHEAPSAKE AVE SUITE 600 TOWSON

RECEIVED  
JUN 22 1992  
ZONING OFFICE





HYUNDAI

Hyundai Motor America

August 5, 1992

Mr. Charles Goldberg  
Fox Hyundai  
6651 Baltimore National Pike  
Baltimore, MD 21228

RE: Fox Hyundai Primary Sign

Dear Charles,

It has come to my attention that you are considering altering your Hyundai primary sign by adding or splitting the sign with Lincoln Mercury and/or used cars. Please be advised that any alteration of your primary sign is a violation of Paragraph 168(2)(c) of your Dealer Sales and Service Agreement and could result in the termination of the Hyundai franchise.

If you have any questions, please do not hesitate to call.

Very truly yours,

*Mike Perkins*  
Mike Perkins  
Market Representation Manager

MP:wr

cc: B. Harkins

PETITIONER'S  
EXHIBIT 4



Northeast Region  
Sales & Marketing Office  
Lincoln-Mercury Division

Ford Motor Company  
P.O. Box 1992  
MP License: 1-1-8805A

August 7, 1992

Mr. Charles Goldberg  
Fox Lincoln Mercury  
6633 Security Blvd.  
Baltimore, MD 21207

Dear Mr. Goldberg,

As a condition of the Lincoln and Mercury Sales and Service Agreements which you signed May 1, 1992, you must provide appropriate company signage. Under the terms of the Lincoln Mercury Sign Contract you are not permitted to attach any item including other forms of dealership identification to the brand sign. If you do not provide company signage or if any miscellaneous items are attached to the Lincoln Mercury brand sign, you will be in violation of the Sales and Service Agreements and will be subject to termination of your franchise.

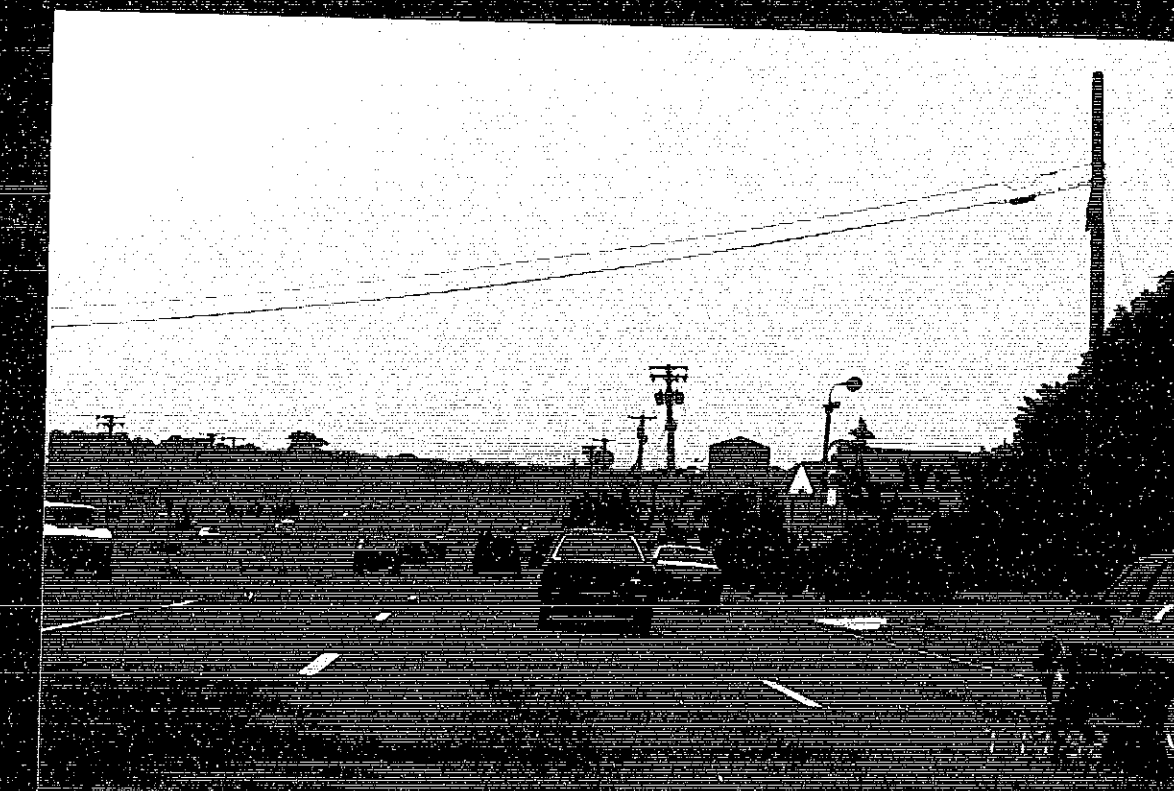
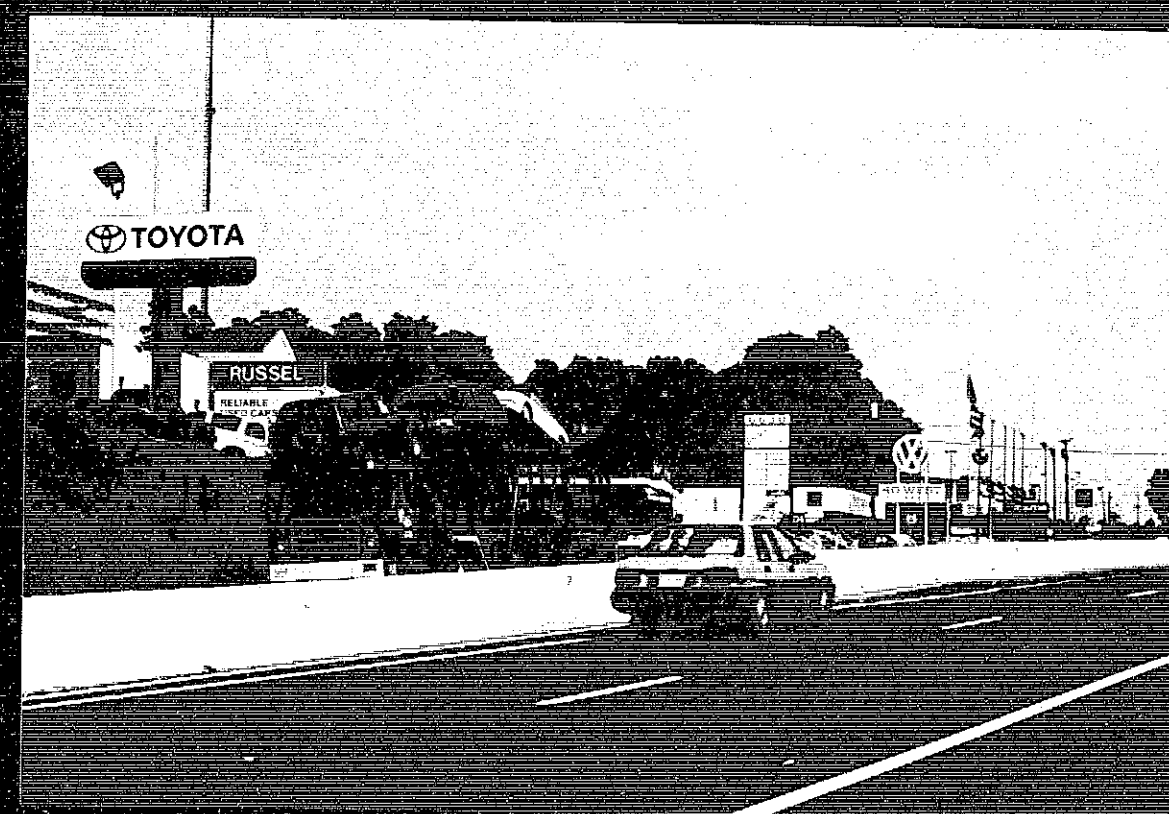
*C. J. O'Donnell*  
C. J. O'Donnell  
Market Rep. Coordinator

CJ/3

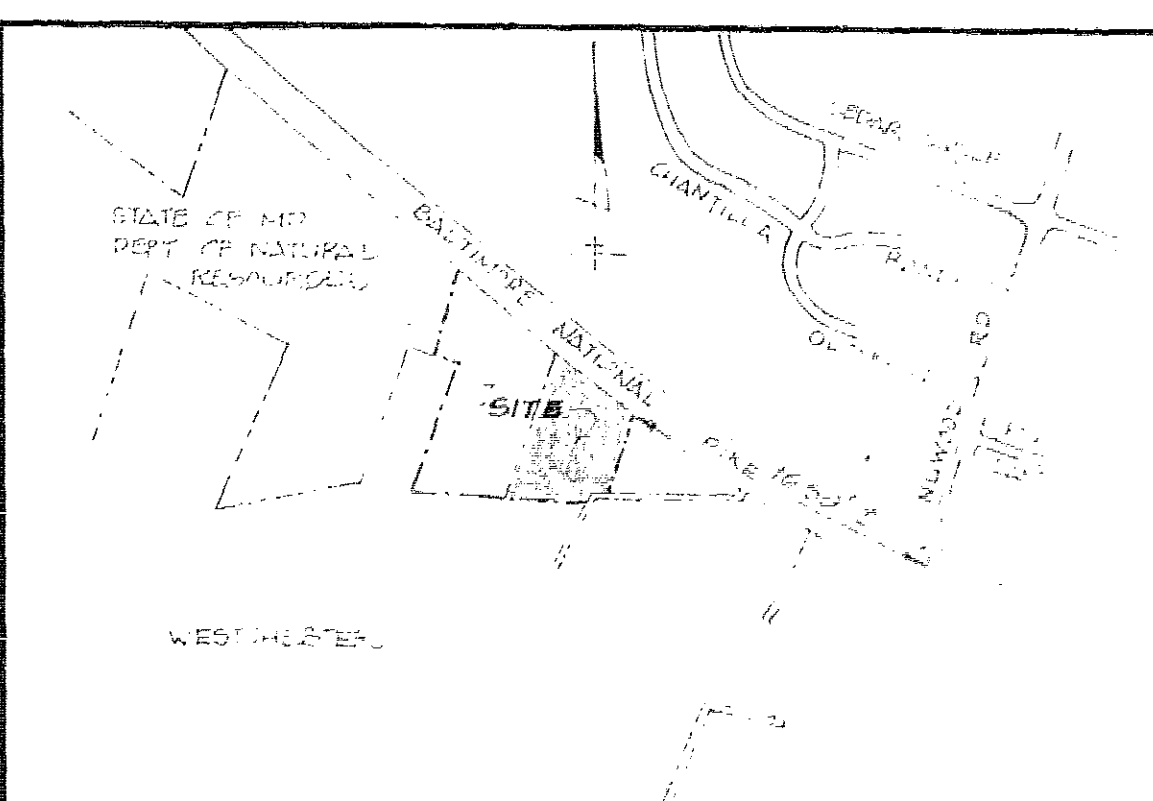
PETITIONER'S  
EXHIBIT 5



Petitioner's  
Exhibits 6-91  
92-509-A







## GENERAL NOTES

- ZONING VARIANCES REQUESTED:

1. B.C.Z.R. SEC. 413.2.F. A VARIANCE TO PERMIT A TOTAL OF 679.6 S.F. ON THREE SIGNS IN LIEU OF 100 S.F. TOTAL ON THREE SIGNS.
2. B.C.Z.R. SEC. 413.5d. A VARIANCE TO PERMIT A TOTAL SIGN HEIGHT IN EXCESS OF 25 FEET FOR EXIST SIGN NO. 1 AND PROPOSED SIGN NO. 3.

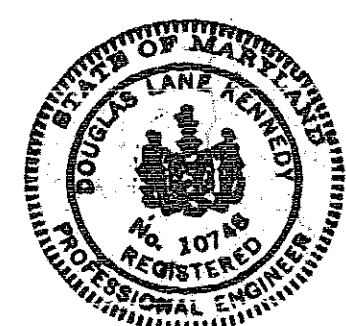
PETITIONER'S  
EXHIBIT 1

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE

PROPOSED BUILDING ADDITION  
**FOX LINCOLN MERCURY**  
21 BALTIMORE NATIONAL PIKE (ROUTE 40-W)

FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

**KCW Consultants, Inc.**  
*Civil Engineers and Land Surveyors*  
1777 Reisterstown Road  
Commercentre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963



Douglas L. Kennedy  
4-24-92

OWNER:

FOX CHEVROLET, INC.  
6621 BALTIMORE NATIONAL PIKE  
BALTIMORE, MD 21228

ATTN: GARY S. GILZER

PHONE: 410-747-3333

DEED REFERENCE: 407-74  
TAX ACCT NO: 01 40340

TAX ACCT. NO. 01 4340

## REVISIONS

DATE	DESCRIPTION
7/8/92	REVISED GENERAL NOTES AREAS
6/5/92	CREATED TO BALTIMORE COUNTY

KCW J.O. 9233

SCALE: AS SHOWN

DATE: 6/8/83

DESIGNED: LVB /

DRAWN: LVB/

CHECKED: DLK

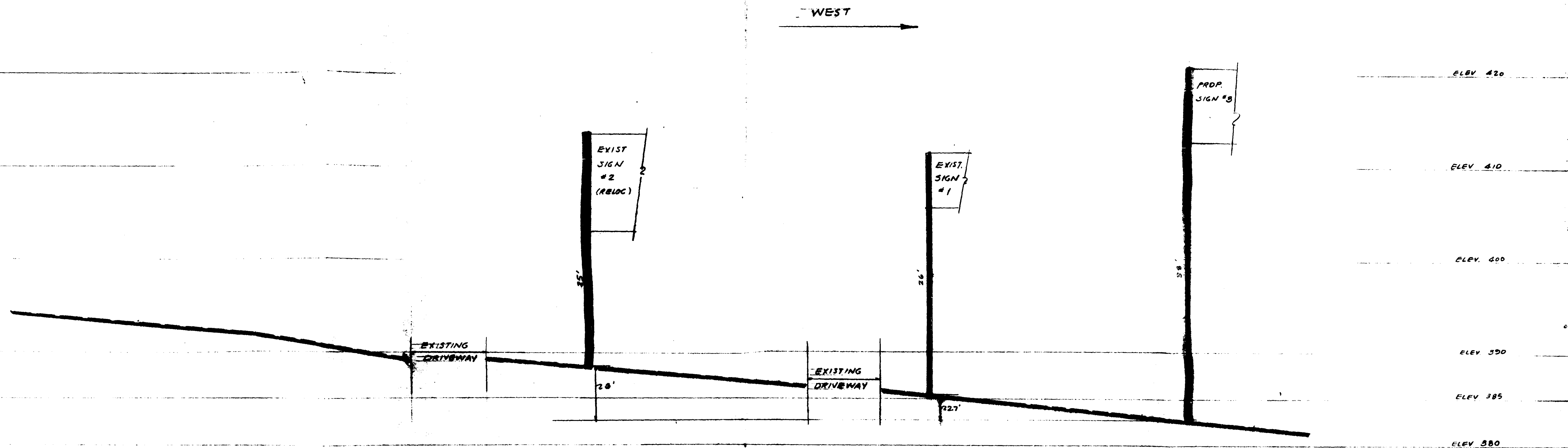
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DRAWING NO:

DRAWING NO.: 1









FOX LINCOLN-MERCURY

# ELEVATION PLAN

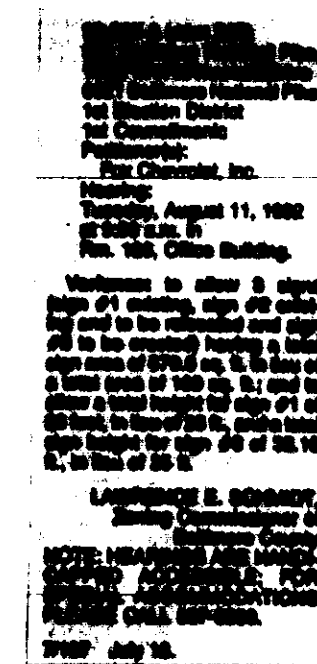
PRINT DATE

AUG 11

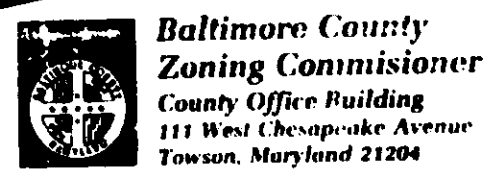
K C W CONSULTANTS, INC.

PETITIONER'S  
EXHIBIT 2









Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

92-509-A

receipt

Date

Account: R-001-6150  
Number

PUBLISH HEARING FEES

PRIME

POST HEARING WORKSHEET

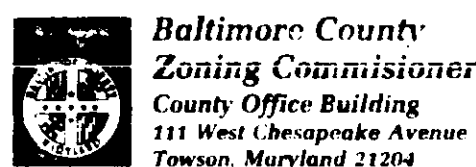
PRIME

POST HEARING WORKSHEET

PRIME

Please Make Checks Payable To  
BA 001133AM06-09-92

Cashier Validation



Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

Account: R-001-6150  
Number

92-509

PUBLISH HEARING FEES

PRIME

POST HEARING WORKSHEET

PRIME

POST HEARING WORKSHEET

PRIME

Please Make Checks Payable To  
BA 000951AM08-03-92

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 7/21/92

Fox Chevrolet, Inc.  
6633 Security Blvd.  
Baltimore, Maryland 21207

RE:  
92-509-A (Item 513)  
5/8 Baltimore National Pike, 1650' W of c/1 Wood Drive  
6621 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Petitioner(s): Fox Chevrolet, Inc.  
HEARING: TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE SIGNING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl J. Jablon

ARNOLD JABLON  
DIRECTOR

cc: Charles B. Heyman, Esq.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-509-A (Item 513)  
5/8 Baltimore National Pike, 1650' W of c/1 Wood Drive  
6621 Baltimore National Pike  
1st Election District - 1st Councilmanic  
Petitioner(s): Fox Chevrolet, Inc.  
HEARING: TUESDAY, AUGUST 11, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Variance to allow 3 signs (sign #1 existing, sign #2 existing and to be relocated and sign #3 to be erected) having a total sign area of 679.6 sq. ft. in lieu of a total area of 100 sq. ft.; and to allow a total height for sign #1 of 26 feet, in lieu of 25 ft., and a total sign height for sign #3 of 38.16 ft., in lieu of 25 ft.

Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Fox Chevrolet, Inc.  
Charles B. Heyman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

July 20, 1992

(410) 887-3353

Charles B. Heyman, Esquire  
20 S. Charles Street, 10th Floor  
Baltimore, MD 21201

RE: Item No. 513, Case No. 92-509-A  
Petitioner: Fox Chevrolet, et al  
Petition for Variance

Dear Mr. Heyman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
9th day of June, 1992

Arnold Jablon

Received By:

W. Carl Rehder, Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Fox Chevrolet, et al

Petitioner's Attorney: Charles B. Heyman

#### BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 26, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 29, 1992  
Item 513

The Developers Engineering Division has reviewed the subject zoning item. The proposed addition is subject to compliance with the Baltimore County Landscape Manual.

Robert W. Bowling, P.E.  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAX:s

RECEIVED  
JUN 30 1992  
ZONING OFFICE

#### BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

#### MEMORANDUM

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: July 1, 1992

SUBJECT: Fox Chevrolet

INFORMATION:  
Item Number: 513

Petitioner: Benno Hurvit  
Fox Chevrolet

Property Size:

Zoning: RR, DR 5.5

Requested Action: Variance

Hearing Date:

#### SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a variance to allow 3 signs having a total area of 679.6 square feet in lieu of a total area of 100 square feet and to allow a height for sign #1 of 26 feet in lieu of 25 feet and a height of 38.16 feet in lieu of 25 feet for sign #3.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request subject to the following recommendations.

The Baltimore County Master Plan 1989-2000 refers to the abundance of visual clutter along Route 40 West where this site is located. The petitioner's request will worsen the existing problems along this corridor. The office's area planner visited the site and found the sight lines, approaching from both directions, to be adequate. The height variance request, therefore is not necessary for sign identification purposes. The Office of Planning and Zoning has no objection to a sign identifying a new type of automobile, however, we do have reservations regarding the size and height of the proposed sign. Currently, there are two other signs on this property and each one exceeds the 100 square foot maximum allowed. One sign exceeds the maximum by 89 square feet, the other by 68 square feet and they both were the subject of a sign variance. The new sign will exceed the

#### ZAC COMMENTS

maximum amount allowed by 222 square feet. As stated previously, there is not a need for a sign of this dimension and height. A possible solution to eliminating the oversized signs cluttering this particular site is to combine one or both of the existing signs onto the proposed new sign with some reduction in the overall signage being achieved.

In addition, the County through the development process has upgraded several projects along Route 40 between the beltway and the Patapsco River. Landscaping and street trees should be provided along the Route 40 street frontage.

The staff would be willing to work with the petitioner prior to the Zoning Commissioner issuance of Findings of Fact in order to reach a suitable compromise.

Prepared by: Frances Morley

Division Chief: Mr. A. J. Connel

FM:rdn